182.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,170,300 / 1,170,300
					USE VALUE:	1,170,300 / 1,170,300
					ASSESSED:	1,170,300 / 1,170,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		STANDISH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCOTT LAURIE LANE TRUSTEE
Owner 2:	LAURIE LANE SCOTT 2004
Owner 3:	REVOCABLE TRUST
Street 1:	38 STANDISH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCOTT STEVEN D/LAURIE L -
Owner 2:	-
Street 1:	38 STANDISH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,235 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Vinyl Exterior and 3249 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6235.000	745,400		424,900	1,170,300
Total Card	0.143	745,400		424,900	1,170,300
Total Parcel	0.143	745,400		424,900	1,170,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.20 | /Parcel: 360.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	123379
GIS Ref	
GIS Ref	
Insp Date	06/29/18

!14267!

PREVIOUS ASSESSMENT

Parcel ID: 182.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	745,400	0	6,235.	424,900	1,170,300	1,170,300	Year End Roll	12/18/2019
2019	101	FV	572,300	0	6,235.	424,900	997,200	997,200	Year End Roll	1/3/2019
2018	101	FV	588,200	0	6,235.	358,200	946,400	946,400	Year End Roll	12/20/2017
2017	101	FV	588,200	0	6,235.	327,800	916,000	916,000	Year End Roll	1/3/2017
2016	101	FV	588,200	0	6,235.	279,200	867,400	867,400	Year End	1/4/2016
2015	101	FV	576,200	0	6,235.	242,800	819,000	819,000	Year End Roll	12/11/2014
2014	101	FV	576,200	0	6,235.	224,600	800,800	800,800	Year End Roll	12/16/2013
2013	101	FV	576,200	0	6,235.	213,700	789,900	789,900		12/13/2012

PRINT

Date	Time
12/11/20	04:07:57

LAST REV

Date	Time
07/03/18	14:58:51
mmcmakin	
14267	

USER DEFINED

Prior Id # 1:	123379
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCOTT STEVEN D/	62140-193		6/28/2013	Convenience	99	No	No		
SCHAEJBE THOMAS	53393-511		8/14/2009		752,000	No	No		
FLEET LLOYD R &	51393-432		7/1/2008	Change>Sale	357,500	No	No		
FLEET LLOYD R	22202-178		7/10/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2008	1411	New Buil	190,000	O		G10	GR FY10	BUILD NEW SF HOUSE
10/22/2008	1330	Demoliti	10,500	C				demo house

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	Inspected	PH	Patrick H
5/18/2018	MEAS&NOTICE	BS	Barbara S
6/22/2009	Info Fm Prmt	BR	B Rossignol
10/17/2008	Measured	197	PATRIOT
4/26/2000	Inspected	263	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	163	PATRIOT
7/23/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6235		Sq. Ft.	Site		0	70.	0.97	7									424,936						424,900	

Total AC/HA: 0.14314 | Total SF/SM: 6235 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 424,936 | Spl Credit | Total: 424,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.97317636
Const Adj.:	0.99989998
Adj $ / SQ:	121.635
Other Features:	115139
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	752175
Depreciation:	6770
Depreciated Total:	745406

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

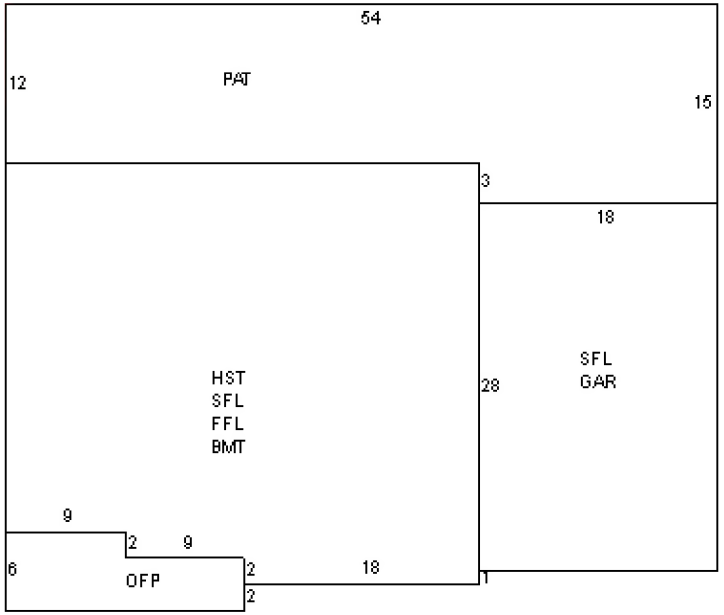
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.77
Special Features:	0	Val/Su Net:	132.09
Final Total:	745400	Val/Su SzAd	229.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,602	121.630	194,859
BMT	Basement	1,098	36.490	40,067
FFL	First Floor	1,098	121.630	133,555
PAT	Patio	702	2.780	1,954
HST	Half Story	549	121.630	66,778
GAR	Garage	504	19.960	10,059
OFP	Open Porch	90	34.830	3,135
	Net Sketched Area:	5,643	Total:	450,407
Size Ad	3249	Gross Are	6192	FinArea 3249

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: